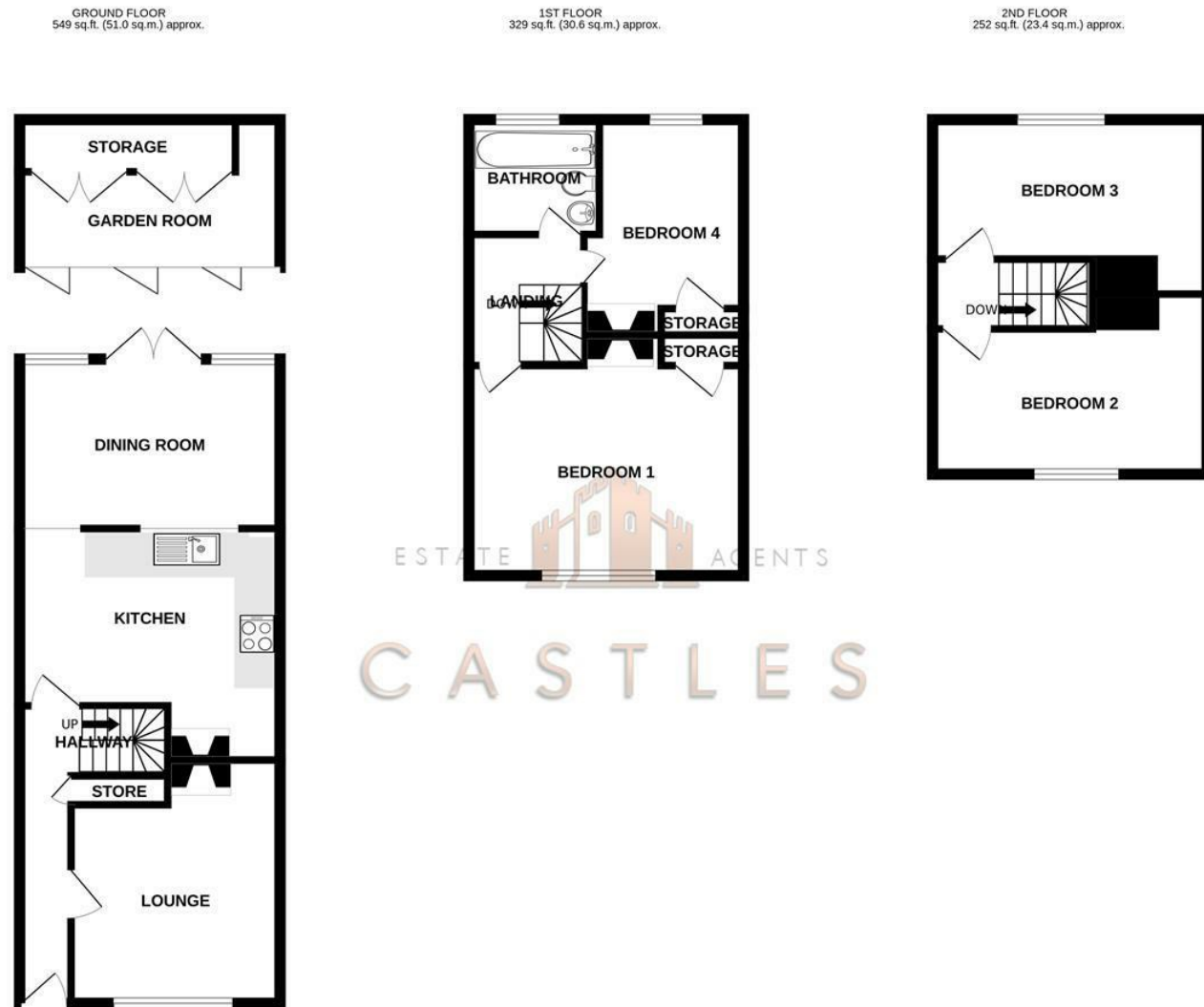


Floor Plan



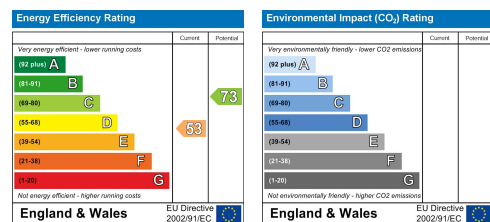
ESTATE AGENTS  
**CASTLES**

TOTAL FLOOR AREA: 1130 sq.ft. (105.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



**67 Castle Street**  
**Fareham, PO16 9QQ**

We are pleased to welcome to the market the stunning four bedroom Grade II listed end of terrace cottage in the popular location of Castle Street, Portchester.

This home is finished to an impeccable standard and the accommodation on offer is spread over three floors. The ground floor consists of a sitting room to the front of the property, modern fitted kitchen in the centre which is open plan to the dining room that's at the rear. The dining room is flooded with natural light and has double doors opening onto the garden.

Moving up to the first floor there are two bedrooms and a family bathroom. Up once again on to the second floor there are a further two bedrooms.

There is plenty of natural light throughout this property via the original sash windows.

The rear garden is well maintained and features a summer house at the end which offers a great office space to work from home. Portchester Village shops is a short walk away and so is the Portchester Castle and waterfront.

For more information on this exceptional home or to arrange a viewing please call Castles today.

**Offers over £375,000**

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



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67 Castle Street  
Fareham, PO16 9QQ



- GRADE II LISTED COTTAGE
- END OF TERRACE
- SUMMER HOUSE/OFFICE
- PORTCHESTER CASTLE 5 MINUTES AWAY
- FOUR BEDROOMS
- CHARACTER PROPERTY
- CLOSE TO PORTCHESTER SHOPS
- WELL PRESENTED THROUGHOUT

**ENTRANCE HALL**  
13'1" x 2'7" (4 x 0.8)

**LOUNGE**  
11'9" x 10'9" (3.6 x 3.3)

**KITCHEN**  
13'5" x 9'2" (4.1 x 2.8)

**DINING ROOM**  
13'5" x 8'6" (4.1 x 2.6)

**BEDROOM ONE**  
14'5" x 11'1" (4.4 x 3.4)

**BATHROOM**  
6'6" x 5'10" (2.0 x 1.8)

**BEDROOM TWO**  
13'9" x 9'2" (4.2 x 2.8)

**BEDROOM THREE**  
13'9" x 8'6" (4.2 x 2.6)

**BEDROOM FOUR**  
10'5" x 7'6" (3.2 x 2.3)

**SUMMER HOUSE/OFFICE**  
9'10" x 9'10" (3 x 3)

**Solicitors**  
If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

**Financial Services**  
If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that

would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

**Anti Money Laundering**  
Castles Estate Agents have a legal obligation to complete anti-money laundering checks. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

